This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/07/03 10:58 2pgs
Fees:13.00 Taxes:799.20
20030807-0112521

ADDRESS NEW OWNER:
Jason Hutcherson
5024 West Oak Highland Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **173-4**
GROUP **A**
PARCEL **59.00**

WARRANTY DEED

PICK-UP

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Timothy Dean Baker and wife, Sherri A. Baker** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Jason Hutcherson**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Phase 1, Oak Highlands Subdivision, of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Timothy Dean Baker and wife, Sherri A. Baker by deed from Veevers, Inc. of record in Book 9781, page 485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 5024 West Oak Highland Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our/my hand(s) this the 5th day of August, 2003.

Timothy Dean Baker by Sherri A Baker

Timothy Dean Baker, by Sherri A. Baker, as attorney-in-fact

Sherri A Baker

Sherri A. Baker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sherri A. Baker**, a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained and he further acknowledged that she is the attorney in fact for **Timothy Dean Baker,** and that as said attorney in fact she executed the within Warranty Deed by signing the name of **Timothy Dean Baker** as her free act and deed..

WITNESS my hand and official seal this 5th day of August, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $216,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of August, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004